



## COMMERCIAL / FITNESS

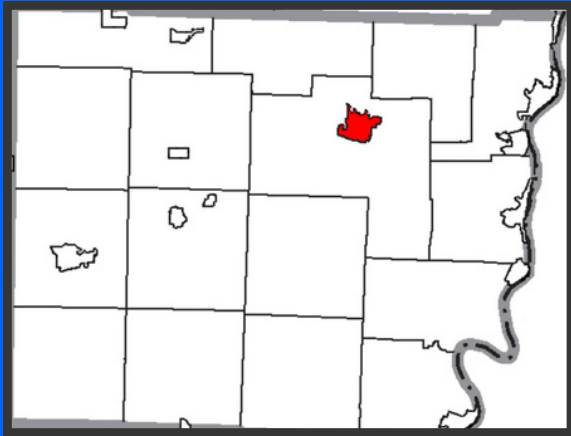
68120 TINMAR DR,  
ST. CLAIRSVILLE, OH



**HARVEY  
GOODMAN**

Broker, John Sambuco

*Jay Goodman*



- **Location:** Situated in Belmont County in eastern Ohio, just off Interstate 70 and close to the Ohio-West Virginia border.
- **County Seat:** St. Clairsville serves as the county seat of Belmont County.
- **Historic Charm:** The city features a charming downtown with historic architecture and local businesses that reflect its 19th-century roots.
- **Population:** Home to approximately 5,000 residents, offering a small-town atmosphere with access to larger metropolitan areas.
- **Recreation:** Includes Memorial Park, which offers a pool, walking trails, sports fields, and picnic areas.
- **Shopping & Dining:** Nearby Ohio Valley Mall and various locally owned restaurants and shops provide a mix of retail and dining options.
- **Proximity to Wheeling, WV:** Just minutes from Wheeling, providing easy access to additional amenities, employment opportunities, and cultural events.

## LOCATION OVERVIEW

The city of St. Clairsville was established in 1796 as Newellstown and renamed in 1802 to honor General Arthur St. Clair. It is the county seat of Belmont County and is home to 5,000 people, businesses, and recreational opportunities. St. Clairsville's Downtown Historic District, a portion of which was listed on the U.S. Department of the Interior's National Register of Historic Places in 1994, is the heartbeat of the community. The Belmont County Courthouse and the Belmont County Heritage Museum serve as anchors. The service industry is well represented with many professional offices, banks and small businesses, along with county offices and the public library.





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## Executive Summary

**Seize a rare chance to lease a modern, highly visible commercial building in St. Clairsville, Ohio, at Exit 215, just half a mile from I-70 on National Road, with visibility from the interstate. This impressive 7,000-square-foot building, currently a state-of-the-art fitness center, is available as one full space or can be divided into two suites of approximately 3,500 square feet each, depending on tenant needs.**

**The property features a professional reception area and a wide-open floor plan with strong aesthetic appeal, easily adaptable for various business layouts. Modern men's and women's locker rooms with lockers and showers make it ideal for any fitness or wellness-related business, and state-of-the-art fitness equipment can be included in the lease.**

**While well-suited for fitness ventures, the versatile layout also lends itself to medical offices, general office space, or other businesses that benefit from a flexible open design. With options to lease the full 7,000 SF or smaller customized suites, this property is a prime opportunity in a high-traffic location with excellent exposure.**

**Contact the listing agent for availability and pricing details.**



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# Property Highlights

- **Total Size: 7,000 sf**
- **Former gym/fitness facility, adaptable for multiple uses**
- **Flexible layout to accommodate a variety of business concepts**
- **On-site parking lot for customers and staff**
- **Convenient location near St. Clairsville with easy access to major routes**
- **Ideal for gym, studio, or flex space users**
- **Two, 3,500 sf spaces available**

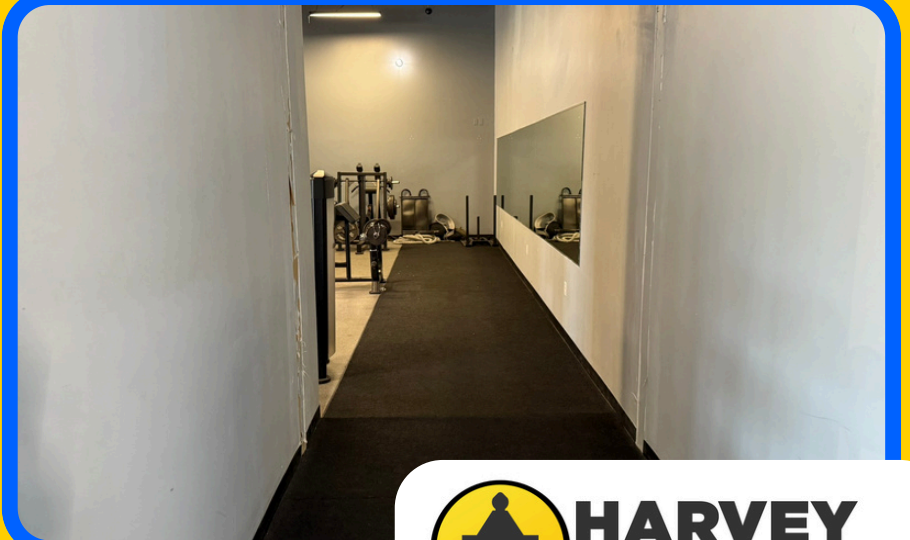
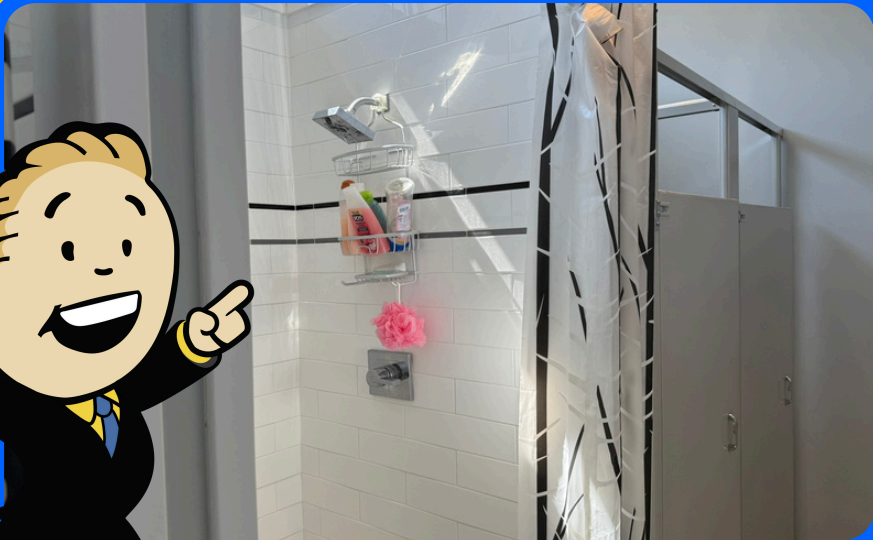


**For Lease**

**\$3,500 per space**



# PHOTOS

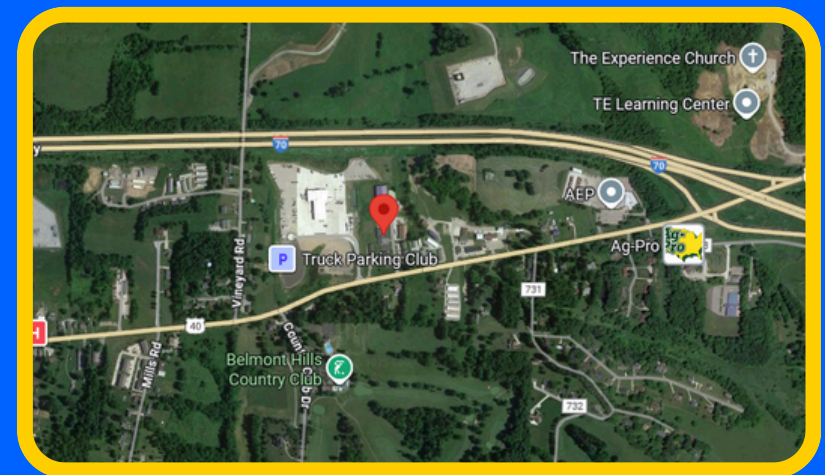


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## LOCAL MAP



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**THANK  
YOU!**



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